

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082; [www.vccpg.org](http://www.vccpg.org)

Notice of Regular Meeting Agenda for December 14, 2009 at 7:00 pm  
Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



**Oliver Smith**  
Chair

**Ann Quinley**  
Vice Chair

**Christine Lewis**  
Secretary

**Dave Anderson**

**Brian Bachman**

**Hans Britsch**

**Paul Herigstad**

**Deb Hofler**

**David Montross**

**Keith Robertson**

**Rich Rudolf**

**Jon Vick**

**Brian Weaver**

**Robert Davis**

Vacant  
1 seat

## 1. Call to Order, Declaration of a Quorum, Pledge of Allegiance

## 2. Approval of Minutes

## 3. Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

## 4. Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- Summary of San Diego County Planning Commission Meeting on December 4, 2009 for GP Update and Update on DPLU's decision on PAA 09-007. (Smith)
- Summary of San Diego County Dept of Public Works Traffic Advisory Committee Meeting on December 11, 2009 items on setting speed limit for Valley Center Road. (Smith)
- Update on Valley Center Community Planning Group Website (Weaver)
- Citizen and VCCPG member service on subcommittees in 2010 (Rudolf)
- Discussion of Vision Statement and Mission statement for VCCPG (Smith)

## 5. Action items (VCCPG advisory vote may be taken on the following items.)

*Documentation provided to the Valley Center Community Planning Group members prior to regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regular meetings.*

- Introduction of and vote on nominees for the VCCPG seat vacated by Susan Simpson, term expires end of 2010. (Britsch)
- Update on Orchard Run Project being approved by DPLU, discussion and possible vote on an appeal to the Planning Commission (Smith).
- P03-118-01; 3301-03-181-01; ER 0909006; ATT Wireless Major Use Permit for modification to cell site; ATT SD0675. Project address is 26725 N. Lake Wohlford Road at Maemar Dr.; Contact person: Jim Kennedy at 9089 Clairmont Mesa Blvd, San Diego (Anderson)
- P09-020; 3300-09-020; Rice Property located at 10590 Couser Way; Applicant is ATT Mobility, LCC; unmanned cell site; major use permit allowing installation of 12 panel antennas and 24 TMA's on a new 65 foot high monopine. Installation of outdoor equipment cabinets inside a new 36'8" high CMU enclosure with solid metal gate. Contact person is Di Donato and Associates, 3939 First Ave., San Diego (Montross)
- P09-017, Major Use Permit, Verizon Wireless Circle Ranch, 30330 Circle R Lane, Valley Center, applicant is Verizon Wireless; proposal to construct, operate and maintain an unmanned wireless telecommunication facility with a 45 foot monopole. (Montross)
- 3992-09-040 Pre-application for Major Use Permit, applicant is Horizon Valley Christian Fellowship, 28735 Valley Center road near intersection with Miller Road.
- APN 185-142-11-00 and 185-142-13-00; KIVA project 09-0115853; proposal to convert Parcel 1 and 2 (if necessary) to "commercial use for purposes of religious assembly"; access would be via an existing driveway fronting on Valley Center Road (Montross)
- Discussion and vote on rule clarification about attendance at additional regular meetings. The VCCPG will consider whether to include additional regular meetings with the monthly scheduled regular meets in the total from which member may be absent without forfeiting a seat on the VCCPG. (Smith)
- Support of Project Wildlife taking over what was previously the CalFire Fire Station at 28741 Cole Grade Road, discussion and possible vote. (Vick)
- New S09-021 Nelson Way Site Plan, 8354 Nelson Way, medium impact industrial manufacturing (concrete recycling), also addressing code violation issues, Owner: Nelson Way LLC, discussion and possible vote on formation of subcommittee. (Smith)

## 6. Subcommittee

- a. Mobility – (Christine Lewis, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Keith Robertson, Chair)
- e. Orchard Run – (Debra Hofler, Chair).
- f. Parks & Rec. – (David Montross, Chair)
- g. Rancho Lilac – (Ann Quinley, Chair)
- h. Southern Village - (Jon Vick, Chair)
- i. Spanish Valley Ranch (formerly Spanish Trails/Segal Ranch) (Oliver Smith, Chair)
- j. Tribal Liaison – (Paul Herigstad, Chair)
- k. Website – (Brian Weaver, Chair)
- l. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- m. Castle Creek ( Oliver Smith, Chair)

## 7. Correspondence Received

- a. DPLU to VCCPG, Case numbers 3500-09-010 (STP); Environmental Log No: ER-09-08-007; 1st iteration review of initial studies/Information; project name: Villalobos site Plan, "B designator; project address: Valley Center Road and Woods Valley Road; APN 186-280-03; Kiva project: 09-0110933, DPLU has completed a review of the project submission and determined it to be "incomplete" under CEQA. A checklist indicating required items is attached to the project letter. Owner is Joe Villalobos of Eagle View Land in Valley Center. (Vick)
- b. DPLU to VCCPG; S09-021 (3500-09-021); Nelson Way Site Plan; project will be used for medium impact industrial manufacturing, concrete and asphalt recycling operations, storage of construction equipment and supplies, and maintenance faculty for Equipment; project is located at 8354 Nelson Way; Owner: Nelson Way LLC; Contact person is Marc Nelson 2150 N. Centre City Pkwy, Ste C, Escondido; Engineer is Spear and Associates, 475 Production St. San Marcos.
- c. DPLU to VCCPG; NS326 Grand Paradise Reservoir; ZAP 03-011-02; 3401-03-011-02; ATT Mobility proposes to modify ZAP 03011 by adding 8 panel antennas and 8 TMA's on an existing 38'6" monopole and 4 panel antennas and 4 TMA's on an existing 39'4 monopole owned by T-Mobile. Project address is 27225 Kiavo Drive Valley Center. The property contains 2 water tanks but he VC Water District does not allow antennas to be façade mounted to water takes due to interference with maintenance of water tanks. Applicant is ATT Mobility, LLC; Owner is Valley Center Municipal Water District; Project Contact Person is Karen Adler, PlanCom Inc. 302 State Place, Escondido
- d. DPLU to VCCPG; Case numbers 3000-09-048; Project Name: Weekley Second Dwelling Unit Administrative Permit; Project address: 31075 Valley Center Rd APN 1890031-09; KIVA Project: 09-0117362; DPLU information for further processing of the application for an Administrative Permit to convert an existing 1.824 square foot second dwelling unit with a 530 square foot attached garage which exceeds 30% of the living area of the main residence.
- e. San Diego County Planning Commission to VCCPG; Final Agenda for special meeting on November 19 and 20, 2009 at 9:00 AM 5201 Ruffin Road, San Diego. Meeting Concerns the General Plan Update and DPLU recommendation on Draft Text, Land Use Maps, Road Network,
- f. Community Plans and Regular meeting on November 13, 2009 on the Valley Center Community Church Major Use Permit 3300-03-083 and Valley Center Community Plan; Agenda for Regular meeting on Friday December 4 at 9:00 AM.
- g. DPLU to VCCPG; P03-083; Major Use Permit for Valley Center Community Church at 29105 Valley Center Road. Approval by the Planning Commission of plan to allow construction of a Religious Assembly Complex on a 20.56 acre parcel. Campus would consist of 6 main structures totaling approximately 65,000 square feet and a 57-foot high carillon. (Montross)
- h. Board of Supervisors to VCCPG; access to Board of Supervisors Agenda materials electronically. To sign up go to [www.sdcounty.ca.gov/cob/bosa/index.html](http://www.sdcounty.ca.gov/cob/bosa/index.html) and click the link.
- i. Copy to Oliver Smith of correspondence from Sally Cobb of Tapestry Meadows Equestrian Center on Andreen Road to Lloyd and Janine Dodman offering to meet and discuss concerns voiced at the VCCPG meeting
- j. Oliver Smith from Randy Goodson: 2 items: (1) thank you to Valley Center residents for participation in Accretive Open House meetings and (2) discussion of the Valley Center Sustainable Community Plan Amendment Authorization Submittal.
- k. DPLU to VCCPG; Notice of Intent to Adopt a Negative Declaration; 3803 09-005, Log No. 09-00-002 Subdivision Ordinance Update which consists of a comprehensive revision to the County of San Diego Subdivision Ordinance.
- l. DPLU to VCCPG; San 258-B Ridge View Cricket MPU; Project number 3300-09-035 (P09-025); Major Use Permit for a Wireless Telecommunication Facility for Cricket Communications, Inc. consisting of two panel antennas mounted on a 40-foot faux Cypress tree and associated mechanical equipment on a concrete pad. Project is located at 26945 Valley Center Road, North of Ridge Ranch Road; Applicant is Cricket Communications 4031 Sorrento Valley Boulevard, San Diego; Project contact person is Franklin Orozco 4031 Sorrento Valley Boulevard, San Diego.
- m. DPLU to VCCPG; P09-017; Major Use Permit; for installation of Verizon Wireless Telecommunications equipment; 3 CMO cabinets and 1 SBE cabinet inside a new 8' split-faced concrete block wall enclosure on a concrete pad and associated equipment; Project address is 30330 Circle R land; owner is VC Municipal Water District at 29300 Valley Center Road; Contact person is Don Dentino 760-522-4491 including site maps of project. (Montross)
- n. DPLU to VCCPG; Beebe Subdivision/TPM 21074 (Replacement) 3200; Owner is Brandon Beebe project is located at 30931 Little Quail Run and Cool Valley Road; Contact Person is Matthew Bovee; project is a four lot subdivision on 9.47 acres. APN 133-302-29 (Smith)
- o. San Diego County Department of Parks and Recreation to VCCPG. Board of Supervisors Approved first update of the Community Trails Master Plan, the implementing document of the County Trails Program. Text and Map (Rudolf)
- p. DPLU to VCCPG; Notice of Preparation for the Los Angeles to San Diego section of the Inland Empire High Speed train EIR/EIS and comments on the project.
- q. San Diego County Traffic Advisory Committee to VCCPG; Old Castle Road from Champagne Boulevard easterly for a distance of 0.64 miles is posted 50 MPH and is radar certified. The results of the recent speed survey (85th percentile speed-61 MPH) no

longer support the existing 59 MPH speed limit posting. The Traffic Advisory Committee with support of VCCPG recommendation believes it best to maintain the existing 50 MPH speed limit posting. The Board of Supervisors will consider the Committee's report and recommendation on December 9, 2009.

## **8. Requests for Items on Upcoming Agendas**

a.

## **9. Adjournment**

**Next Regular Meeting: January 11, 2010**